



DEED 2016060081



JUL 28 2016 08:42 P 2

Nebr Doc Stamp Tax
07-28-2016 Date
\$4050.00
By SB

Fee amount: 16.00  
FB: 63-23710  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/28/2016 08:42:32.00



2016060081

Return to: TitleCore National, LLC, 9140 West Dodge Road, Suite 380, Omaha, Nebraska 68114

SPECIAL WARRANTY DEED

101 INVESTORS, a Nebraska general partnership, GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, SRRT BEDFORD, LLC, a Minnesota limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, except for covenants, conditions, restrictions and easements of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

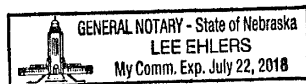
Executed 7/26, 2016

101 INVESTORS, a Nebraska general partnership

By: [Signature]  
Its: Authorized Signatory

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me on July 26, 2016, by Steve Farrell, as the Partner of 101 Investors, a Nebraska general partnership, for and on behalf of the partnership.



[Signature]  
NOTARY PUBLIC

**EXHIBIT "A"**

**Parcel 1:**

**Lot 4, in Maple Heights Office Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.**

**Parcel 2:**

**Together with the access, utilities and parking easements over Lots 1, 2 and 3 Maple Heights Office Park, as set forth in Declaration of Cross Easements and Covenants dated March 8, 1988 and recorded March 10, 1988 in Book 841 at Page 698 of the Miscellaneous Records of Douglas County, Nebraska.**